



Northleigh Grove, Wrexham LL11 2HQ

£199,950

Welcome to this charming three bedroom semi-detached house located on Northleigh Grove, Wrexham. This property boasts a generous reception room and a conservatory perfect for relaxing with family and friends. With three inviting bedrooms, there's ample space for a growing family or guests. The house features a well-maintained bathroom, ensuring convenience for all residents. Parking is a breeze with space on a front drive and in the integral single garage, making coming home after a long day out a stress-free experience. Northleigh Grove offers a peaceful and friendly neighbourhood, ideal for those seeking a tranquil environment to call home. Conveniently located for easy access to Wrexham city centre and access to the A483 for travel to Chester, Oswestry and beyond. Don't miss out on the opportunity to make this house your own. NO CHAIN!

- A THREE BEDROOM SEMI DETACHED HOUSE
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION
- GENEROUS LIVING ROOM
- CONSERVATORY
- REAR GARDEN
- GARAGE
- NO CHAIN!



Entrance Porch

Glazed sliding door, frosted glazing to side, tiled floor, door to hall.

Hall

Timber flooring, door to living room and wc.

WC

Toilet, sink, window to front, tiled floor.

Living Room

Gas fire, timber flooring, window to front, patio doors to conservatory, door to kitchen, stairs to first floor.

Conservatory

1/3 brick, 2/3 glazed, polycarbonate roof, tiled floor, glazed upvc door to garden.

Kitchen/Breakfast Room

Wall and base units, complementary worktops, stainless sink drainer, electric hob, extractor, single oven, spaces for washing machine and fridge freezer. Tiled floor, window to rear, external door to rear, wall mounted gas boiler.

First floor landing

Carpet, doors to three bedrooms and bathroom, attic hatch, airing cupboard with water tank.

Bedroom One

Window to front, carpet.

Bedroom Two

Carpet, window to rear.

Bedroom Three

Laminate flooring, window to rear.

Shower Room

Shower enclosure, sink, wc, tiled floor, window to front.

Garage

Integral single garage with up and over vehicle door.

Outside

Front tarmac drive leading to integral garage, lawn to side, path to front door, gate to rear.

Rear garden with lawn, paved area, planted borders, enclosed with fencing, timber garden store, access to front.

IMPORTANT INFORMATION

Probate has been applied for but not yet granted.

*Material Information interactive report link below and available in video tour and brochure sections. *
https://sprift.com/dashboard/property-report/?access_report_id=3647629

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full



and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

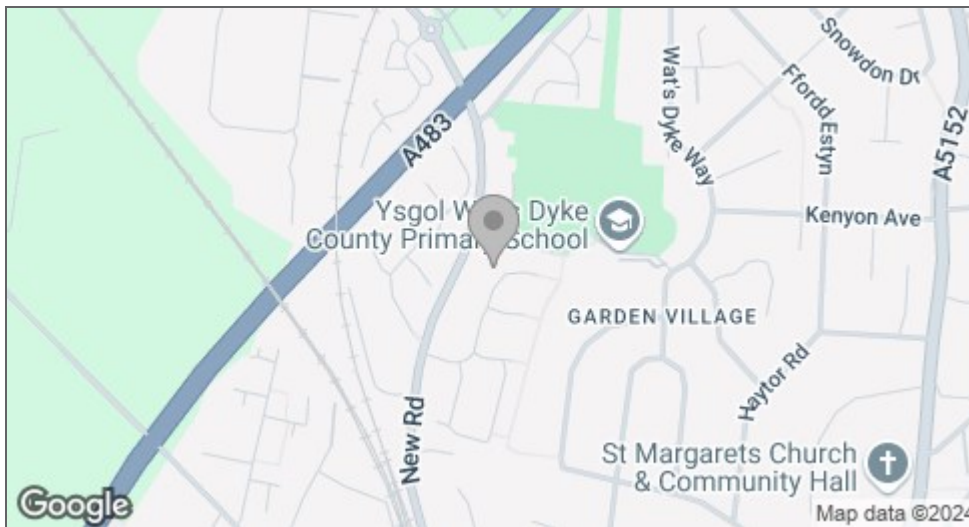
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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